

City of Los Angeles REPORT OF RESIDENTIAL PROPERTY RECORDS

I. MAIL-TO AND CONTACT INFORMATION

Company	WEST COAST ESCROW	Phone	(310) 205-0113
Contact-Title	DEBRA HELGREN	E-mail	DEBRA.HELGREN@WESTCOASTESCROW.COM
Address	9301 WILSHIRE BLVD, #604	Escrow No.	401 N CLIFFWOOD
City, State, Zip	BEVERLY HILLS, CA 90210	Return Method	EMAIL
Country	US		

II. ASSESSOR, ADDRESS, AND LEGAL DESCRIPTION OF PROPERTY TO BE SOLD

A. INFORMATION PROVIDED BY APPLICANT

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
	4405		017	009
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
401 N CLIFFWOOD AVE			SINGLE FAMILY DWELLING	
COMMUNITY NAME	LOS ANGELES			
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
BRENTWOOD PARK	26		11	

B. INFORMATION OBTAINED THROUGH RESEARCH CONDUCTED BY CITY STAFF

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
	4405		017	009
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
401 N CLIFFWOOD AVE			SINGLE FAMILY DWELLING	1
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
BRENTWOOD PARK	26		11	
BRENTWOOD PARK				
Year(s) Built				

III. IMPORTANT NOTES

- A. L.A.M.C Section 151.00 requires all owners whose rental units are subject to the Rent Stabilization Ordinance to register their rental units with the Rent Stabilization Division. No landlord shall demand or accept rent until such registration has been obtained. Contact the division at (866) 552-7368.
- B. L.A.M.C Section 96.300 requires owner or owner's agent to deliver this report to the buyer prior to the close of escrow or prior to sale or exchange of property.
- C. The information provided in this report relates only to the specific items listed. It is only a search of those official records. No field inspection was performed.
- D. This report does not cover any other items regarding the property such as illegal additions, improper construction, illegal uses, other liens, or existing corrective orders against the property. A complete inspection and report by the Los Angeles Department of Building and Safety (LADBS) on the property can be obtained through LADBS' "Building Inspection Service" which is available for a fee. For information call (213) 473-3231.
- E. Report is valid for six months from the date of issuance. However, the items reported on may change any time after the research or report search date.
- F. The City does not certify, guarantee, or warrant that the property in question necessarily satisfies all present or future requirements of the L.A.M.C. nor does the City assume any liability for errors or omissions in the furnishing of any information required to be provided in this report.

*******PART 1 OF 2 PARTS - REPORT OF SUPERINTENDENT OF BUILDING*******

IV. ZONING CLASSIFICATION AND AUTHORIZED OCCUPANCY AND USE

A. ZONING CLASSIFICATION AND PARCEL INFORMATION *For zoning information, call 213-482-6881*

1. Classification for Parcel:	RE20-1
2. Parcel Information:	
INFORMATION GROUPS	GEOGRAPHICAL INDICATOR OF DOCUMENT NUMBER
Geographical Indicators	1140' HEIGHT LIMIT ABOVE ELEVATION 747 (AHA);VHFHSZ (FD);YES (HG)
Building & Safety	ORD-129279 (ORD);ORD-126251 (ORD);ORD-128730 (ORD);ORD-180767 (ORD);ZI-2438 EQUINE KEEPING IN THE CITY OF LOS ANGELES (ZI)
City Planning	CPC-2008-4731-ZC (CPC);CPC-9708 (CPC);CPC-2005-8252-CA (CPC);CPC-1963-15699 (CPC)
Redevelopment/Historical	
Miscellaneous	

B. AUTHORIZED OCCUPANCY AND USE *For occupancy and use information, call 213-482-6777*

Authorized Occupancy and Use are based on the Building Permits and Certificates of Occupancy (C/O) of Records in LADBS. Any difference between this authorized use and the current use may indicate illegal use or conversion. A zero in the "No. of Records Found" box indicates that search of Department files has failed to reveal building permits or Certificates of Occupancy pertaining to the authorized occupancy and use for the requested property being sold. Please contact the Department of Building and Safety if additional information is required.

Struct. No.	Address	Building Description	Parking Structure	No. of Units	Records Found	C/O Attached
1	401 N CLIFFWOOD AVE	SINGLE FAMILY DWELLING	GARAGE	1	3	3
Additional Occupancy & Use Information:						

Note	If applicable, the estimated amount of Pending Assessments shown on LADBS records, resulting from the Superintendent of Building awarding a contract to repair, demolish, or secure buildings or structures or to clean premises, is listed under Part2, V. "Liens and Assessment".
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*****PART 2 OF 2 PARTS - REPORTS OF CITY ENGINEER*****

[This report does not include items collected on County Property Tax Bills]

V. SEWER AND LIEN AND ASSESSMENT INFORMATION

A. SEWER INFORMATION

For sewer information, call (213) 482-7483 or (213) 482-7479.

Vacant Lot	NO	Sewer Permit	PERMIT ISSUED
Comments			

B. LIENS AND ASSESSMENT

For liens and assessment information, call (213) 482-7483 or (213) 482-7479.

DESCRIPTION OF CITY ENGINEER'S SPECIAL ASSESSMENT RECORDS REPORT

In accordance with Sec. 96.304(b) of the Los Angeles Municipal Code, being Ordinance No 144942, the report of the City Engineer includes a search of the following

1. Pending Special Assessment Liens for Public Improvements under State Law or City Ordinances for which an Ordinance of Intention has been adopted.
2. Existing liens of Record or Special Assessment Liens for Public Improvements under State Law or City Ordinance as shown City Engineer Records.
3. Notices of Record issued by the Department of Public Works under Chapter 22, Part 3, Division 7, of the Streets and Highways Code.
4. Notices to complete adjacent public improvements issued by the Department of Public Works under Chapter 27, Part 3, Division 7, of the Streets and Highways Code.
5. Notices of Record received by the Department of Public Works from the Fire Department requesting Brush or Weed Abatement.
6. Pending assessments for Weed Abatement performed or proposed to be performed under City Ordinance.
7. Referrals received from Los Angeles County Health Department requesting weed or debris abatement.
8. Applications for Essential Public Utilities assessment pursuant to Chapter 8, Division 6, Los Angeles Administrative Code.
9. Contracts awarded by Department of Building and Safety, to repair, demolish, or secure buildings or structures or to clean premises.

THE PROPERTY IS NOT CLEAR THE FOLLOWING ITEMS:

1. WARNING: THIS PARCEL HAS UNRESOLVED LAFD BRUSH CLEARANCE LIENS AND VIOLATIONS. UNPAID ASSOCIATED VIOLATION FEES AND CLEARANCE COSTS ARE PLACED AS DIRECT ASSESSMENT LIENS AND MAY APPEAR ON THE PROPERTY'S CURRENT, DEFAULTED, AND/OR FUTURE TAX BILL. Submit your Demand/Lien Release request using the following link:
<https://forms.gle/5Gv3zofcuxfKUp3R8>
 Follow the instructions and include a copy of this report. For more information about this sale requirement, email us at LAFD.brushdemand@lacity.org

RESIDENTIAL PROPERTY REPORT VIA THE INTERNET!

Please visit our website at
<https://www.ladbsservices2.lacity.org/OnlineServices/> to:

- >Submit applications for Residential Property Reports
 - >Check the status of a Report in progress
 - >Obtain a copy of a completed Report
 - >Research parcel information
 - >Obtain refund information and forms



City of Los Angeles - Department of Building and Safety
REPORT OF RESIDENTIAL PROPERTY RECORDS DECLARATIONS ATTACHMENT

(Per Sec. 22.12, 22.13 L.A.M.C., refunds are not granted for a report where ANY work has been done on the report.)

PROJECT ADDRESS 401 N CLIFFWOOD AVE	ASSESSOR'S ID 4405-017-009
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Description of property being sold: ☐ 1-Family Dwelling ☐ 2-Family Dwelling ☐ Apartment ☐ Condo ☐ Vacant Lot ☐ Other

The Owner must complete item B in Section I for all reports. If the owner cannot complete all declarations under item A of Section I, the Buyer must complete Section "II. Buyer's Declaration". Check only one box under each number.

I. OWNER'S DECLARATION:

I, as owner, declare under penalty of perjury that the following statements are true and correct for the residential building for which this report is sought.

A. The following device(s) and/or material have been or will be installed as indicated below.

1) Water conservation devices

- a) ☒ Have been installed.
b) ☐ Will be installed in compliance with Section 122.03 Los Angeles Municipal Code (L.A.M.C.).
c) ☐ DWP Waiver.

****Water Conservation Certificate of Compliance, as specified in L.A.M.C. Section 122.03, must be filed prior to the close of escrow with the Department of Water and Power (LADWP). A Certificate of Compliance form may be obtained by calling LADWP at (800) 544-4498.****

2) Security Lighting and Locks

- a) ☐ Have been installed.
b) ☐ Will be installed in compliance with Section 91.8607 L.A.M.C.
c) ☒ The Security Lights and Locks Ordinance does not apply since no apartment building (3 or more units) is currently present on the property for which this report is being sought.

3) Seismic Gas Shut-Off Valves (SGSOV) or Excess Flow Shut-Off Valve (EFSOV)

- a) ☐ Have been installed.
b) ☒ Will be installed in compliance with Section 94.1217 L.A.M.C.
c) ☐ The Gas Shut-off Valves Ordinance does not apply since no gas fuel lines are provided for any building on the property for which this report is being sought.

4) Metal bars, grills, grates, security roll-down shutters, and similar devices installed over emergency escape windows in sleeping rooms.

- a) ☐ Have been installed.
b) ☐ Will be installed in accordance with Section 91.1029 L.A.M.C.
c) ☒ Are not installed.

5) Smoke and Carbon Monoxide Detectors

- a) ☐ Have been installed.
b) ☒ Will be installed in compliance with Section 91.8603 L.A.M.C.; Section 91.420.6.2.3 L.A.M.C.

6) Impact Glazing/Approved Film for sliding glass panels of sliding-type doors

- a) ☐ Have been installed.
b) ☒ Will be installed in compliance with Section 91.6101; Section 96.302 L.A.M.C.
c) ☐ The Impact Hazard Glazing Ordinance does not apply.

Further, I (owner) certify that smoke detectors in compliance with Section 91.8603 L.A.M.C. and carbon monoxide detectors in compliance with Section 91.420.6.2.3 L.A.M.C. and impact glazing/approved film for sliding glass panels of sliding-type doors in compliance with Section 91.6101; Section 96.302 L.A.M.C. will be installed prior to entering into an agreement of sale or contracting for an exchange of said residential property, or, where an escrow agreement has been executed in connection therewith, prior to close of escrow, and that within 10 days after installation, I will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor, Los Angeles, CA 90012-4869.

- B. 1) ☒ I have inspected the property being sought and no protected trees are located on this property.
2) ☐ I have inspected the property for the existence of protected trees. (For the purpose of this declaration the definition of "protected trees" set forth in L.A.M.C. Section 46.01 shall apply.) The number of protected trees identified as located on this property is _____.

I authorize the Department of Building and Safety to verify this information by entry upon the subject property. I understand that a fee, as specified in L.A.M.C Section 98.0412(a), shall be collected by the Department of Building and Safety for any inspection required to verify this declaration.

Signature of Owner _____ Print Name ZEIDLER FAMILY TRUST Date 07/27/2026

PAUL ZEIDLER,
CO-TRUSTEE OF THE



City of Los Angeles - Department of Building and Safety

REPORT OF RESIDENTIAL PROPERTY RECORDS DECLARATIONS ATTACHMENT

(Per Sec. 22.12, 22.13 L.A.M.C., refunds are not granted for a report where ANY work has been done on the report.)

PROJECT ADDRESS 401 N CLIFFWOOD AVE	ASSESSOR'S ID 4405-017-009
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II. BUYER'S DECLARATION:

I, as buyer, declare under penalty of perjury that the following statements are true and correct for the residential building for which this report is sought.

A. The following device(s) and/or material have been or will be installed as indicated below.

1) Water conservation devices

a) ☐ Have been installed in compliance with Section 122.03 Los Angeles Municipal Code (L.A.M.C.).

2) Security Lighting and Locks

a) ☐ Have been installed in compliance with Section 91.8607 L.A.M.C.

b) ☐ The Security Lights and Locks Ordinance does not apply since no apartment building (3 or more units) is currently present on the property for which this report is being sought.

3) Seismic Gas Shut-Off Valves (SGSOV) or Excess Flow Shut-Off Valve (EFSOV)

a) ☐ Have been installed in compliance with Section 94.1217 L.A.M.C.

b) ☐ Will be installed in compliance with Section 94.1217 L.A.M.C., prior to entering into an agreement of sale or prior to the close of escrow when an escrow agreement has been executed in connection with the sale; and that within 10 days after installation, Buyer will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor, Los Angeles, CA 90012-4869. Failure to comply with this requirement shall subject the buyer to the payment of a noncompliance fee in addition to the other penalties provided by law.

c) ☐ The Gas Shut-off Valves Ordinance does not apply since no gas fuel line is provided for any building on the property for which this report is being sought.

4) Metal bars, grills, grates, security roll-down shutters, and similar devices installed over emergency escape windows in sleeping rooms

a) ☐ Have been installed in accordance with Section 91.1029 L.A.M.C. for the property for which this report is being sought.

b) ☐ Are not installed.

5) Smoke and Carbon Monoxide Detectors

a) ☐ Will be installed in compliance with Section 91.8603 L.A.M.C.; Section 91.420.6.2.3 L.A.M.C.

6) Impact Glazing/Approved Film for sliding glass panels of sliding-type doors

a) ☐ Will be installed in compliance with Section 91.6101; Section 96.302 L.A.M.C.

b) ☐ Impact Hazard Glazing Ordinance does not apply.

Further, smoke detectors in compliance with Section 91.8603 L.A.M.C. and carbon monoxide detectors in compliance with Section 91.420.6.2.3 L.A.M.C. and impact glazing/approved film for sliding glass panels of sliding-type doors in compliance with Section 91.6101; Section 96.302 L.A.M.C. will be installed by Buyer within 30 days after entering into an agreement of sale or contracting for an exchange of said residential property, or, where an escrow agreement has been executed in connection therewith, within 30 days after the close of escrow, and that within 10 days after installation, will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor, Los Angeles, CA 90012-4869.

Signature of Buyer _____ Print Name _____ Date _____

Section 96.300 L.A.M.C. requires that the seller of Residential Property within the City of Los Angeles shall apply to the City for a report of Residential Property Records and Pending Special Assessment Liens (aka Form 9) and deliver such report to the buyer prior to entering into an agreement of sale or exchange of the Residential Property or prior to close of escrow in connection therewith. Refer to the [Forms](#) section at this website for submitting a paper application or our Online service [Residential Property Report System](#) for submitting a request for RPR using the internet.

For more information regarding the Los Angeles Municipal Code and Ordinance requirements when selling residential and commercial property for existing single or two family dwellings, condominiums and apartments, please refer to the Los Angeles Department of Building and Safety website at: <http://ladbs.org/LADBSWeb/requirements-selling-property.jsf>

Form B-1-100-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDINGS AND SAFETY
BUILDING DIVISION

Lot No. 11. Block 26

Tract Brentwood Park

Location of Building 401 N. Cliffwood

Approved by

 City Engineer

Between what cross streets Ashford & Highwood

USE INK OR INDELEIBLE PENCIL.

1. Purpose of building Single residence w/ garage Families 1 Rooms 4

2. Owner Fritz and Irma Epstein Phone CR 621

1471 Card 11 312 1 - Aug 28 35

2. Officer's Address: 1111 11th St. N.E. P.O. WILMINGTON, DE

1. Certified Architect W. H. H. H. License No. 1000 Phone 1000

3. Licensed Engineer None State 0
License No. _____ Phone _____

8. Contractor OWNER State License No. _____ Date _____

7. Contractor's address: 11111 1st St

including all labor and material and all permanent
building, heating, ventilation, water supply, electric

E. VALUATION OF PROPOSED WORK

Ing. Rex Norstrom, electrical wiring and shoring
expressed himself as follows:

8. State how many buildings NOW none 47X17

Office, Dwelling, Apartment House, Hotel or other purpose: 110 x 17

10. Size of new building / 4 1/2 x 3 1/2 No. Stories / 1 Height to highest point / 7 1/2 Size lot / 100

11. Material Exterior Walls HTH and plaster Type of Roofing CMPO.

For (a) Footing: Width 12" Depth in Ground 12" Width of Wall 6"

12. Buildings (b) Size of Studs 2x4" Material of Floor CONC

(c) Size of Floor Joists: NONE Size of Rafters: 2x4

I hereby certify that to the best of my knowledge and belief the above application is correct and that the

I will not employ any person in violation of the Labor Code of the State of California relating to War

7. *Handwritten*

DISTRICT OF COLUMBIA
WEST LOS ANGELES
JUL 19 1964
JUL 19 1964
(Owner of Registered Agent)

OFFICE WEST COAST AIRCRAFT BY

PLAN CHECKING		FOR DEPARTMENT USE ONLY	

Date: 12/1/66 REINFORCED CONCRETE RMZ. No. 1

Receipt No. _____ Current _____

Valuation	350	Time of Reinsuring Steel	4-10
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TYPE	GROUP	Hardware No.	Inside Lot	Key Lot	Lot Area	Total	Chk
------	-------	--------------	------------	---------	----------	-------	-----

[Handwritten marks]

IDENTITY No.	Plans and Specifications checked	Name	The District
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2319	Face	K-1	---	Page No. 7562
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0317 AUG 13 1946

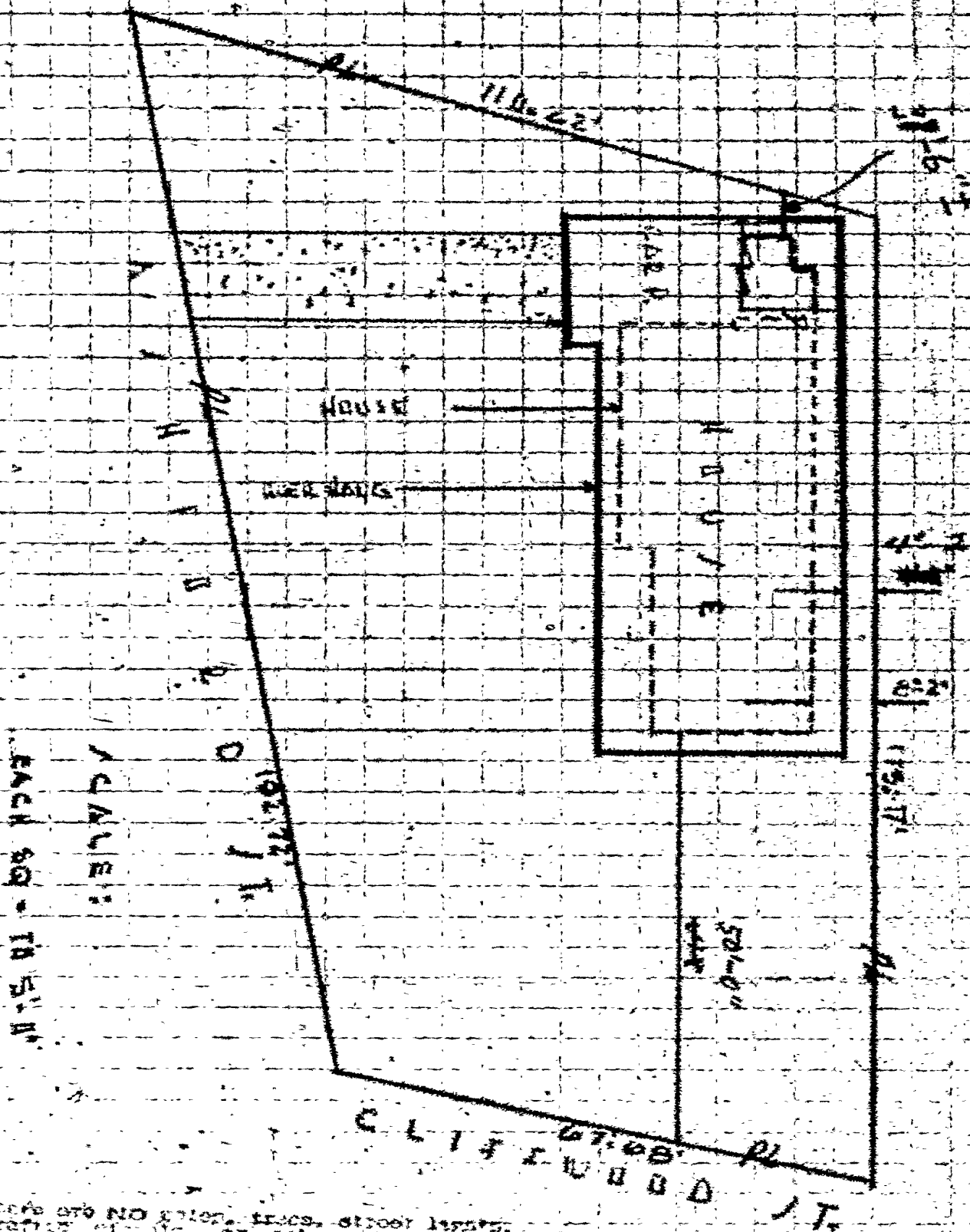
W/LA _____
 Plans, Specifications and Applications
 recorded and indexed _____
 Approved _____ and approved _____
 Stamp here when
 Permit is issued _____

PLANE

4	For Plans see	Plan file	Inspection	Special-Required	Inspector
---	---------------	-----------	------------	------------------	-----------

100-443887-100
 b6
 b7C
 b7D

100-443887-100



There are NO poles, trees, street lights, traffic signs, or other obstructions within 100' of the proposed driveway.

7-21-47 *John L. Lyster*
 ENGINEER FOR ELECTRICAL

John L. Lyster
 ENGINEER FOR ELECTRICAL

Address of
Building

401 Cliffwood Ave.



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

Note: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.

Issued 5/20/81 Permit No. and Year LA 76435/78

One story, Type V, 46 ' x 19' addition to an existing one family dwelling, R-1 occupancy.
One story, Type V, 21' x 22' garage addition, accessory to R-1 occupancy. 2 parking spaces required and provided.

Owner

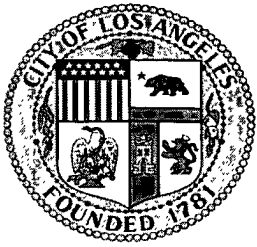
Marvin Zeidler

Owner's
Address

1804 Lincoln Blvd.
Santa Monica, CA. 90401

5008406200500064210

D.P.PATTEE:lt



CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY



ADDRESS OF BUILDING: **401 N. CLIFFWOOD AV**

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

- [] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.*
(Non-Residential Uses)
- [X] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law-for following occupancies:*
(Residential uses)

Permit No. and Year: 98014-30000-05360

7'-11" X 15' ADDITION TO AN EXISTING ONE STORY, TYPE V DWELLING.

R-3 OCCUPANCY

Total Parking Required: [X] No Change in Parking Requirement.

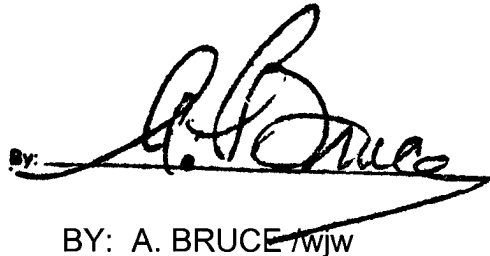
Total Parking Provided: = Standard: + Compact: + Disabled:

* **ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.**

Issued By/Office: LA-VN-(WLA)-SP-C.D. #: 11A Bureau: CODE ENF-(INSP): Division: GI-MS-MSS-EQ-(BMI)-COMM:

OWNER: JUDITH & MARVIN ZEIDLER
OWNER'S 401 N. CLIFFWOOD AV
ADDRESS: LOS ANGELES, CA 90049

Issued: January 6, 2001

By: 
BY: A. BRUCE /wjw

08-B-95C (R.11/89)

1 2 3 0 0 3 0 0 4 5



Bldg---Addition
1 or 2 Family Dwelling
Back Room Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Status: Ready to Issue
Status Date: 11/04/98
Printed on: 11/04/98 14:39:38

1. TRACT	BLOCK	LOT(s)	ARR	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
BRENTWOOD PARK	26	11		M B 9-10	135B137 607	4405 - 017 - 009

3. PARCEL INFORMATION

Airport Hazard Area - YES
BAS Branch Office - WLA
Council District - 11
Census Tract - 2623.030

District Map - 135B137
Easement - Public Utility Easement(DWP)
Energy Zone - 6
Fire District - MFD

Hillside Grading Area - YES
Hillside Ordinance - YES
Lot Size - IRR
Lot Type - Corner

ZONE(S): RA-1/

4. DOCUMENTS**5. CHECKLIST ITEMS**

Combine Elec - Wrk. per 91,107.2.1.1.1 - Special Inspect - Concrete > 2.5ksi
Fabricator Req'd - Shop Welds - Special Inspect - Structural Observation
Fabricator Req'd - Structural Steel

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)

Zeidler, Marvin And Judith E Trs Zeidle 401 Cliffwood Ave

LOS ANGELES CA 90049

Tenant

Applicant (Relationship Contractor)

7. EXISTING USE

1 Dwelling - Single Family

PROPOSED USE**8. DESCRIPTION OF WORK**

One story dining rm. expansion by 7'-11"x15' and minor kitchen remodel.

9. # Bldgs on Site & Use: 1-SFD/ATT. GARAGE

For information and/or inspection requests originating within LA County,
call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Nathan Gruenbaum DAS PC By:
OK for Cashier: Nathan Gruenbaum Coord. OK: *deannay 11/4/98*
Signature: *[Signature]* Date: *11/4/98*

For Cashier's Use Only

W/O #: 81405360

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$20,000

PC Valuation:

FINAL TOTAL Bldg---Addition	461.93	Supp. Planning Surcharge	9.87
Permit Fee Subtotal Bldg---Addition	319.00	School District Residential Area	0.00
Energy Surcharge		Permit Issuing Fee	0.00
Electrical	82.94		
Off-hour Plan Check			
Supp. Plan Check	0.00		
Plan Maintenance	10.00		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	2.00		
Supp. O.S. Surcharge	8.28		
Supp. Sys. Surcharge	24.84		
Planning Surcharge Misc Fee	5.00		

Sewer Cap ID:

Total Bond(s) Due:

11/04/98 03:03:40PM WL01 T-7367 C 10
BLDG PERMITS R 319.00
INVOICE # 000000 PP
ELEC PERMIT RE 82.94
PLAN MAINTENAN 10.00
EI RESIDENTIAL 2.00
ONE STOP 8.28
SYS DEV 24.84
MISCELLANEOUS 5.00
CITY PLAN SURC 9.87
TOTAL 461.93
CHECK 461.93

12. ATTACHMENTS

Plot Plan

98WL 55660

13. STRUCTURE INVENTORY

(NC) Height (ZC) 12.5 Feet
(NC) Stories 1 Levels
(P) Length 15 Feet
(P) Width 7.92 Feet
(C) R3 Occupancy 118 Sqft Max Occ.
(NC) Type V-N Construction

THE CITY OF LOS ANGELES
MAY AMEND THE FIRE HYDRANT FEE ORDINANCE.
(LAW 100000) (S) THE CITY OF THE
PROJECT DESIGNATED IN THIS PERMIT SHALL BE
OBLIGATED TO PAY THE FEE FOR A FIRE
HYDRANT FEE IN THE EVENT THAT THE
PERMIT IS NOT USED FOR THE FIRE
HYDRANT FEE OR THE FEE IS USED

14. APPLICATION COMMENTS

TO PROVIDE THE
SERVICES FOR THE EXEMPTION
THIS PARAGRAPH DOES NOT APPLY TO
ANY PERMIT FOR DEMOLITION OF A BUILDING OR
STRUCTURE.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:**16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

	NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(E)	Epstein	Norman 168 Granville Ave,		S1056	310-268-1560
(C)	Kausen Charles	474 Locke-Haven Street,	B	591450	626-683-7363

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class: B Lic No. 591450 Print: CHARLES KAUSEN Sign: [Signature]

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE FUND Policy Number: [Signature]

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 4 NOV 98 Contractor ☐ Authorized Agent ☐ Owner

WARNING FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3697, Civil Code).

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal. ☒ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign: [Signature] Date: 4 NOV 98

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

☐ I am exempt under Sec. _____, Bus. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: _____ ☐ Owner ☐ Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: CHARLES KAUSEN Sign: [Signature] Date: 4 NOV 98 ☐ Owner ☒ Contractor ☐ Author, Agent

Bldg---Addition

City of Los Angeles - Department of Building and Safety

Plan Check #: DD8839FO

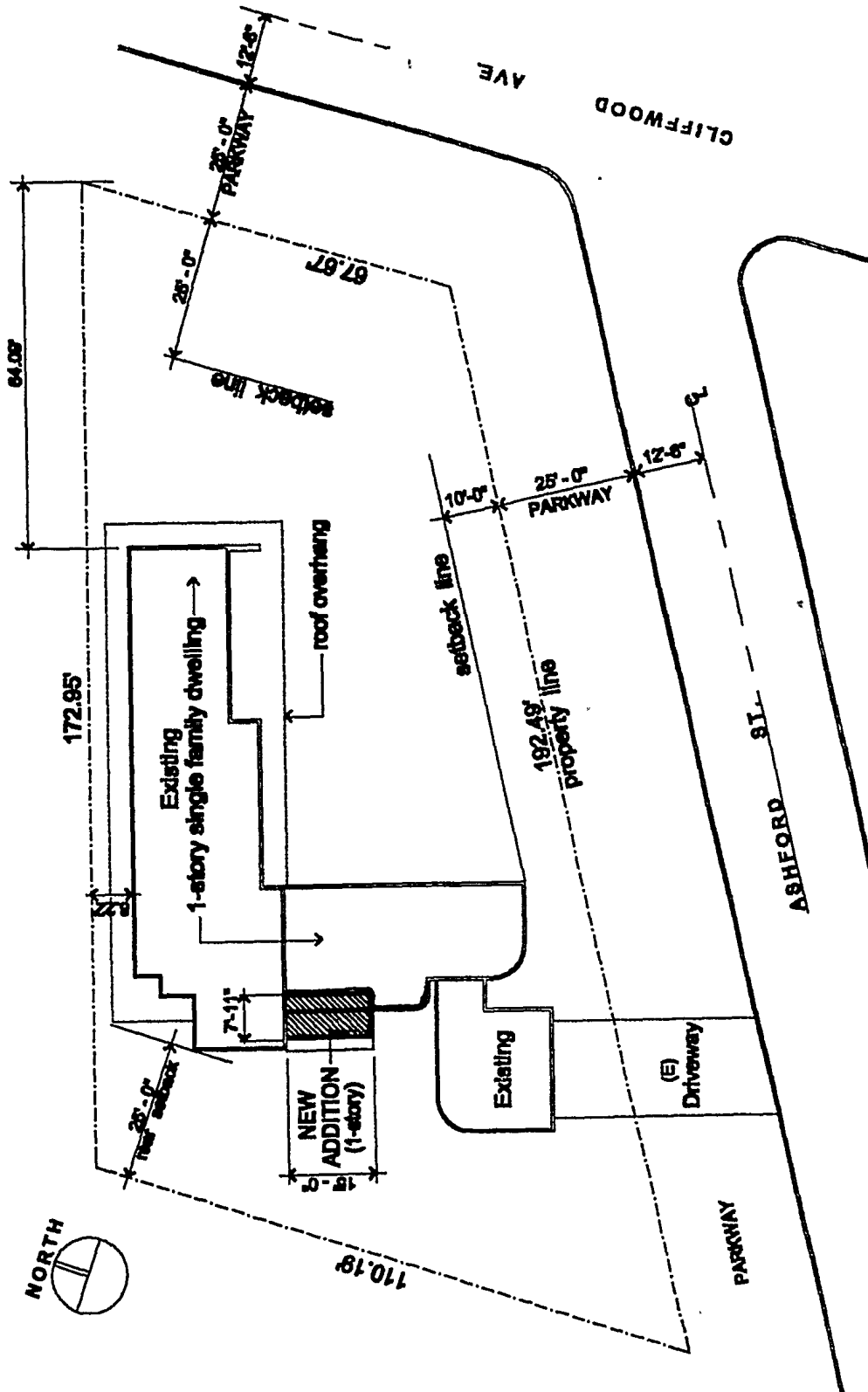
1 or 2 Family Dwelling

Initiating Office: WEST LA

Back Room Plan Check

PLOT PLAN ATTACHMENT

Printed on: 11/04/98 14:40:41



(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

LOT 11, BLOCK 26 IN BRENTWOOD TRACT. PER M.B. 9, PAGES 10-11 AND PORTIONS OF STREETS
SHOWN ON CIVIL ENGINEERS' MAP VACATED BY ORDINANCE NO. 41548 N.S.

Zeidler Addition (plot plan)

scale: 1" = 30' - 0"

3

APPLICATION FOR PERMIT — TO ADD-ALTER-REPAIR-DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

BAS 8-3 (87.77)
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 11 and VACATED ST. ON EAST	BLK 26	TRACT BRENTWOOD PK	DIST. MAP 7265
2. PRESENT USE OF BUILDING	(01) DWLG / ATT. CARPORT	NEW USE OF BUILDING	() SAME (DWELL / ATT. CAR)	CENSUS TRACT 2023-03
3. JOB ADDRESS	401 CLIFFWOOD AVE.			RA-1
4. BETWEEN CROSS STREETS	ASHFORD ST. AND WESTBORO ST.			FIRE DIST. MED
5. OWNER'S NAME	ZEIDLER AND MARVIN	PHONE 2. 870 274-5		LOT (TYPE) TOR
6. OWNER'S ADDRESS	1804 LINCOLN BLVD. SANTA MONICA 90401	CITY ZIP		LOT SIZE IRREG
7. ENGINEER	BERNARD ZIMMERMAN	BUS. LIC. NO. C-2187	ACTIVE STATE LIC. NO. 651-5511	ALLEY
8. ARCHITECT OR DESIGNER	NORMAN EPSTEIN	BUS. LIC. NO. 271 8148	ACTIVE STATE LIC. NO. 271 8148	BLDG. LINE
9. CONTRACTOR	ARON KOMMEL	BUS. LIC. NO. 158644	ACTIVE STATE LIC. NO. 9871513	AFFIDAVITS AIRPORT
10. BRANCH LENDER		ADDRESS	CITY	HAZ.
11. SIZE OF EXISTING BLDG.	WIDTH 79 LENGTH 1	STORIES 12	HEIGHT 15	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 DWELL / ATT. CARPORT
12. CONST. MATERIAL OF EXISTING BLDG.	STUD PLASTER	ROOF B.V. CMPO. R/F	FLOOR SLAB-CONC.	SEISMIC STUDY ZONE
13. JOB ADDRESS	401 CLIFFWOOD DRIVE, BRENTWOOD, L.A., CALIF			DIST. OFFICE WLA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 37,000			CRIT. SOIL
15. NEW WORK: (Describe)	ADD NEW STRUCTURE 46x19 GARAGE 21x22, AND REMODEL OLD EXISTING			GRADING YES
NEW USE OF BUILDING	DWELL / ATT. GARAGE	SIZE OF ADDITION 35x16	STORIES 1	HEIGHT 17
TYPE	GROUP OCC. R-1	BLDG. AREA 1300	PLANS CHECKED	CONS.
DWELL. UNITS	NC	MAX OCC. +4	PLANS APPROVED	ZONED BY P. BARKER
GUEST ROOMS	—	PARKING REQ'D NC	APPLICATION APPROVED	FILE WITH
SPRINKLERS REQ'D SPECIFIED	—	CONT. INSP.	INSPECTION ACTIVITY	INSPECTOR
P.C.	18162	S.P.C.	B.P. 21362	T.I. P.M. I.F. 30.00 C/O O.S.
P.C. NO. X3676	WORKER'S COMPENSATION INSURANCE CERTIFICATE ON FILE	EXEMPT	Energy Env.	TYPIST. RM

PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

DEC-6-78 43183 E : : 8-488 181.62
JAN-22-79 53983 E • 76435 S — 2 CK 213.62

LIMIT OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed

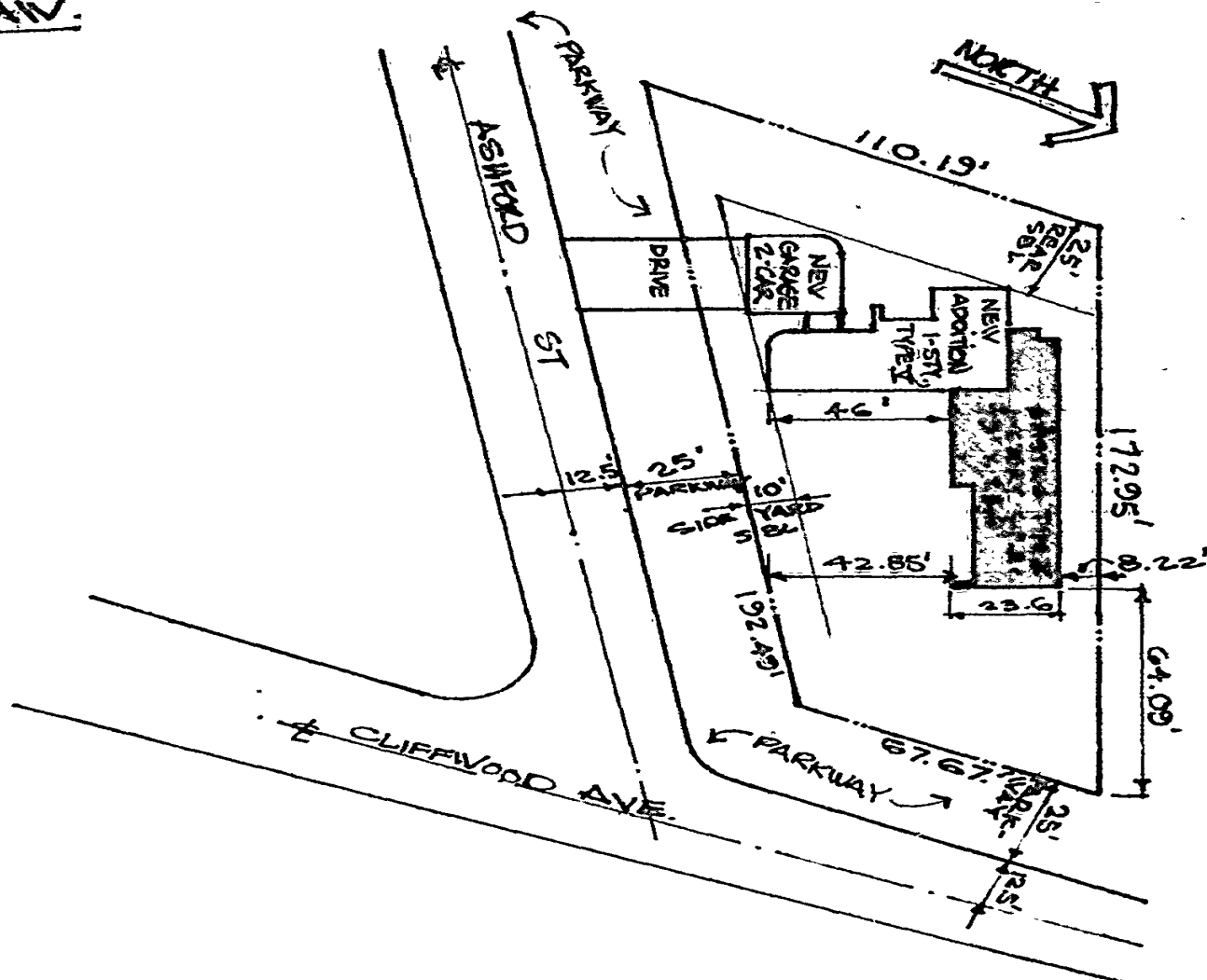
(Owner or Agent having Property Owner's Consent)
ALSO, sign statement on reverse side, if applicable.

Signature/Date

Bureau of Engineering	ADDRESS APPROVED	DRIVEWAY	HIGHWAY DEDICATION	REQUIRED	COMPLETED
Driveway to Be Built to Std.	OK	OK	OK	OK	OK
SEWERS	SEWERS AVAILABLE	NOT AVAILABLE	SFC PAID	SFC DUE	
X SFC NOT APPLICABLE					
Conservation	APPROVED FOR ISSUE	NO FILE	FILE CLOSED		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)				
Housing	HOUSING AUTHORITY APPROVAL				
Planning	APPROVED UNDER CASE #				
Traffic	APPROVED F.R.				
Construction Tax	RECEIPT NO.				DWELLING UNITS

WORKER'S COMPENSATION CERTIFICATION

THE OWNER OF THIS NON-CONFORMING LOT
DID NOT OWN ADJACENT LOTS CONCURRENT-
LY BETWEEN JAN 1ST, 1977, THRU JULY 7, 1977,
DURING WHICH TIME ADJACENT NON-CONFORMING
LOTS WERE AUTOMATICALLY MERGED BY STATE
LAW.



SCALE: 1" = 50'-0"

Address of Building 401 N. Cliffwood Ave.
Permit No. and Year 3319 - 1948
Certificate Issued March 9 1949

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 story - Type V - Residence and garage attached.

R Occupancy

Owner: Fritz Epstein
Owner's Address: 1471 Cardiff Ave.
Los Angeles 35, Calif.

Form B-405a—20M—1-49 G. E. MORRIS, Superintendent of Building By F. C. Lahr